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**Address:** [8705 MONTICELLO MEWS](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 19096G-B-40  
**Subdivision:** HOMETOWN CANAL DISTRICT, THE  
**Neighborhood Code:** 3M130K

**Latitude:** 32.8563981209  
**Longitude:** -97.198877575  
**TAD Map:** 2090-432  
**MAPSCO:** TAR-038Y



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** HOMETOWN CANAL DISTRICT,  
THE Block B Lot 40 50% UNDIVIDED INTEREST

**Jurisdictions:**  
CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)  
**Site Number:** 800004052  
**Site Name:** HOMETOWN CANAL DISTRICT, THE B 40 50% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 3  
**Approximate Size+++:** 1,923

**State Code:** A  
**Percent Complete:** 100%  
**Year Built:** 2017  
**Land Sqft\*:** 6,488  
**Personal Property Account:** N/A  
**Land Acres\*:** 0.1490  
**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)  
**Notice Sent Date:**  
4/15/2025  
**Notice Value:** \$299,924  
**Protest Deadline Date:** 5/24/2024

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
PHAM KIMSA T  
**Primary Owner Address:**  
8705 MONTICELLO MEWS  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 1/1/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217164919](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAM KIMSA T;PHAM NGON DUC	7/20/2017	<a href="#">D217164919</a>		
WEEKLEY HOMES LLC	2/20/2017	<a href="#">D217040503</a>		

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$224,924	\$75,000	\$299,924	\$276,848
2024	\$224,924	\$75,000	\$299,924	\$251,680
2023	\$200,291	\$75,000	\$275,291	\$228,800
2022	\$155,500	\$52,500	\$208,000	\$208,000
2021	\$155,500	\$52,500	\$208,000	\$208,000
2020	\$144,101	\$52,500	\$196,601	\$196,601

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.